



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ४, अंक २६] गुरुवार ते बुधवार, जुलै २६- ऑगस्ट १, २०१८/श्रावण ४-१०, शके १९४० [पृष्ठे ७, किंमत : रुपये ११.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. ९१.

BY COMPETENT AUTHORITY, NAGPUR MUNICIPAL CORPORATION

No. 344-Slum-2018.—

Whereas the Maharashtra Slum Area (Improvement, clearance and Re-Development) Act, 1971 has come force with effect from 3rd day of September, 1971, in the areas within the limits of the Corporation in the City of Nagpur, *vide* Government Notification of Urban Development, Public Health and Housing Department No. SCA-1571-35325-F-III, dated 3rd September 1971.

And whereas, in exercise the powers conferred by the sub-section (I) of Section 3 of the Maharashtra Slum Area (Improvement, Clearance and Re-Development) Act, 1971 (Mah.XXXVIII of 1971) the Government of Maharashtra has appointed the Executive Engineer (Slum), Nagpur Municipal Corporation as a Competent Authority for lands belonging to Nagpur Municipal Corporation and lands belonging to Nagpur Improvement Trust, State Government, Private lands, *Abadi* lands *Nazul* lands *etc.* within limits of Nagpur Municipal Corporation *vide* Notification on dated 23rd April 2015.

And whereas, I, D. D. Jambhulkar on being appointed as the Competent Authority, I am satisfied that the area specified in the schedule hereto (hereinafter referred to as "the said area") is a source of danger in the health safety or convenience of the public of that area and its neighbourhood by reason of the area being overcrowded and lacking in basic amenities have rendered insanitary, squalid or otherwise.

Now, therefore, in exercise of the powers conferred on me under sub-section (b) (II) of Section 4 of Maharashtra Slum Area (Improvement, clearance and Re-Development) Act, 1971, declare the said area to be slum area. The map of the area can be inspected at the Office of the Nagpur Municipal Corporation, Nagpur.

Necessary slum Improvement works intended to be carried out in above mentioned area are listed below :-

1. Public Latrines, single or grouped;
2. Water Mains branches and Public water stand posts;

3. Sewer lines, waste water drains, storm water drains;
4. Widening and re-aligning and paving of existing lanes, roads and pathways and constructing new roads, pathways and lanes;
5. Demolition of dilapidated and obstructive buildings.
6. Street Light poles;

Any person aggrieved by the above said declaration of slum improvement areas may appeal to Tribunal located at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Bombay-51, within 30 days from the date of declaration of Gazette Notification.

SCHEDULE OF AREA

Sr. No. (1)	Prb. No. (2)	Khasra & Mouza No. (3)	Local name of the Area (4)	Area In Acre (5)	Description of boundaries (6)
1.	67 (P.No.34)	Kh. No. 78 (Part) P.H. No. 39	Ramteke Nagar	3.563 Hect. (35636.58 Sq. m.)	<p><i>East :-</i> From H/o Amol Bhagat (P-214) Beltarodi Road to H/o Shri Ganesh K. Gopi (SP-240) (Nallha on Beltarodi Road to Omkar nagar)</p> <p><i>West :-</i> From H/o. Shri Raju Sonare (P.-01) Beltarodi Road to H/o. Shri Ashok Ahirwar (K-405).</p> <p><i>North :</i> From H/o Shri Ganesh K. Gopi (SP-240) to H/o Shri Ashok Ahirwar (K.-405)</p> <p><i>South :-</i> From H/o. Shri Amol Bhagat (P-214) To H/o Shri. Raju Sonare (P.-01) Beltarodi Road.</p>

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. ९२.

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And whereas, I, D. D. Jambhulkar on being appointed as the Competent Authority, I am satisfied that the area specified in the schedule hereto (hereinafter referred to as "the said area") is a source of danger to the health safety or convenience of the public of that area and its neighbourhood by reason or the area being overcrowded and lacking in basic amenities have rendered insanitary, squalid or otherwise.

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3. Sewer lines, waste water drains, storm water drains;
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Any person aggrieved by the above and declaration of slum improvement areas may appeal to Tribunal located at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Bombay-51, within 30 days from the date of declaration of Gazette Notification.

SCHEDULE OF AREA

Sr. No.	Prb. No.	Khasra & Mouza No.	Local name of the Area	Area In Acre	Description of boundaries
(1)	(2)	(3)	(4)	(5)	(6)
1.	67 P. No. 34	Kh. No. 78 (Part) P.H. No.39	Rahate Nagar	2.55 Hect. (25550.98) Sq.Mt.	<p><i>East :-</i> From H/o Shri Prakash Charabhe (174) to H/o. Maroti Nasnurkar (Plot-30)</p> <p><i>West :-</i> From H/o. Shri Udyabhan Sahare (268) to H/o Shri Sunil Hatagade(141)</p> <p><i>North :</i> From H/o. Shri Maroti Nasnurkar (Plot-30) to H/o Shri Gajanan Umak(13) & towards South direction to H/o Shri Mahesh Dagur (99) & towards West direction to H/o Shri Sunil Hatagade (141)</p> <p><i>South :-</i> From H/o. Shri Prakash Charabhe (174) to H/o Shri Dewanand Gajbhiye(224) to H/o Shri Lilendra Banmote (278) to H/o Shri Udaybhan Sahare. (268)</p>

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. ९३.

CORRIGENDUM

No. 346-Slum-2018.—

No.482-Slum Code-237 of the Competent Authority, Nagpur Municipal Corporation.Nagpur, Notification in respect of Slum Areas in Nagpur City, Published in the “Maharashtra Government Gazette” Part 1-A Nagpur Divisional Supplement, dated 12th September,1991.

Pre. Published						Corrected Published					
Sr. No.	Ward No.	Khasara & Mouza	Local Name of Area	Area	Description of boundaries	Sr. No.	Ward No.	Khasara & Mouza	Local Name of Area	Area	Description of boundaries
(1)	(2)	(3)	(4)	(5)	(6)	(1)	(2)	(3)	(4)	(5)	(6)
NGP -5	42	Mouza-Binaki Kh. No. 25	Gondpura Anand nagar (NIT)	0.34 Hect.	North :- Sanjay Gandhi Nagar W.No. 42, W.B.M. Road From E.P.No.RD/46 to RD/19-A South :- Tar Road from E.P.No.RD/18to RD/20 East- From E.P.No.RD/46 West-From E.P.NoRD/18to E.P.RD/19-A.	NGP -5	42	Kh.No. 20&86/3 (Mouza-Binaki)	Gondpura Anand nagar (NIT)	0.34 Hect.	North :- Sanjay Gandhi Nagar W.No.42, W.B.M. Road from E.P.No.RD/46 to RD/19-A South :- Tar Road from E.P.No.RD/18to RD/20 East :- From E.P.No.RD/46 West :- From E.P.NoRD/18 to E.P.RD/19-A.

Nagpur :
Dated 18th July 2018.

D. D. JAMBHULKAR,
Executive Engineer &
Competent Authority (Slum),
Nagpur Municipal Corporation,
Nagpur.

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. ९४.

संचालक, नगर रचना, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

आदेश

क्र. डि.टी.पी.-१६५८२-३०१८-वि.यो.पुलगाव(सु.)-आ.क्र.२०-कलम ५०-टिपीव्ही-२-४०२७-२०१८.—

ज्याअर्थी, पुलगाव या “ क ” वर्ग नगर परिषदेची सुधारित विकास योजना, महाराष्ट्र शासन, नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२६९६-७७१-सीआर-२४२-९६-युडी-९, दिनांक १४-०३-१९९७ अन्वये मंजूर केली आहे व ती दिनांक १९-०५-१९९७ पासून अंमलात आलेली आहे (यापुढे “ उक्त विकास योजना ” म्हणून संबोधिलेली) ;

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये, आरक्षण क्र. २०- ‘ टेलिफोन एक्सचेंज व स्टाफ क्वार्टर्स ’, क्षेत्र ४०००.० चौ.मी. (यापुढे “ उक्त आरक्षण ” असे उल्लेखिलेले आहे) यासाठी प्रस्तावित करण्यात आले असून, सदर आरक्षणासाठी समुचित प्राधिकरण टेलिफोन विभाग (यापुढे “ उक्त समुचित प्राधिकरण ” असे उल्लेखिलेले आहे) हे आहेत. मौजा गुंजखेडा येथील स.क्र. ३४१/३, क्षेत्र २६८२.५० चौ.मी. (यापुढे “ उक्त जागा ” असे उल्लेखिलेले आहे) या जागेचा उक्त आरक्षणामध्ये समावेश आहे ;

आणि ज्याअर्थी, उक्त समुचित प्राधिकरणाने त्यांचेकडील दिनांक ३०-१०-२०१७ चे पत्र क्र. १९ व दिनांक ०८-०३-२०१८ चे पत्र क्र. २३ अन्वये, पुलगाव येथे टेलिफोन एक्सचेंज व क्वार्टर्स उपलब्ध आहेत. त्यामुळे आता, उक्त आरक्षणाची आवश्यकता नसल्यामुळे ते वगळण्याचा प्रस्ताव, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे “ उक्त अधिनियम ” असे उल्लेखिलेले आहे) चे कलम ५० अन्वये संचालनालयास सादर केला आहे ;

आणि ज्याअर्थी, पुलगाव नगर परिषदेने त्यांचेकडील दिनांक २३-०४-२०१८ चे पत्र क्र. १७९ अन्वये, उक्त आरक्षणातील संपूर्ण जागा, उक्त अधिनियमाचे कलम ५० अन्वये, आरक्षणातून वगळण्याचा प्रस्तावास सहमती दर्शविलेली आहे ;

आणि ज्याअर्थी, संचालक, नगर रचना, म. रा., पुणे यांनी सदर प्रस्तावामध्ये अधिक स्पष्टता होण्याच्या दृष्टीने मुख्याधिकारी, नगर परिषद, पुलगाव व उक्त समुचित प्राधिकरण यांची दिनांक १२-०४-२०१८ रोजी बैठक आयोजित केली होती. पुलगाव, नगर परिषदेने स. क्र. ३६३ मधील जागा टेलिफोन विभागास यापूर्वीच दिलेली असून, या जागेवर सद्यःस्थितीत टेलिफोन एक्सचेंज व क्वार्टर्स यांचा वापर सुरू आहे. त्यामुळे, उक्त विकास योजनेनुसार उक्त आरक्षणाखालील जागेची बीएसएनएल या विभागास आता आवश्यकता नसल्याचे समुचित प्राधिकरण यांचेतर्फे उपस्थित प्रतिनिधी यांनी उक्त बैठकीमध्ये विषद केलेले आहे. तसेच, मुख्याधिकारी यांचे प्रतिनिधींनी देखील उक्त आरक्षण वगळण्यास सहमती दर्शविलेली आहे. त्यानुसार उक्त आरक्षणाची उक्त समुचित प्राधिकरणास आवश्यकता नसल्याचे स्पष्ट होत असल्यामुळे सदर संपूर्ण आरक्षण वगळण्याबाबतचा प्रस्ताव मान्य करण्यात यावा, असे संचालक, नगर रचना, म.रा., पुणे यांचे मत झाले आहे ;

आणि ज्याअर्थी, दिनांक २०-०४-२०१६ रोजीच्या शासन निर्देशानुसार उक्त जागेचे मालक मे. ए. आर. बिल्डर्स अँड डेव्हलपर्स तर्फे श्री. अशोक कोठारी यांनी त्यांचे मालकीचे २६८२.५० चौ. मी. क्षेत्रासाठी सन २०१८ या वर्षातील बाजारमूल्य दर तक्त्यानुसार येणा-या मूल्याच्या ५ टक्के दराने येणा-या अधिमूल्य रकमेपैकी ५० टक्के शासनास देय असलेली अधिमूल्याची रक्कम रुपये ३,२१,९०० नगर रचनाकार, वर्धा शाखा, वर्धा यांचेकडील लेखाशीर्षामध्ये दिनांक २२-०५-२०१८ रोजी आणि नियोजन प्राधिकरणास देय असलेली ५० टक्के अधिमूल्याची रक्कम रुपये ३,२१,९०० मुख्याधिकारी, नगर परिषद, पुलगाव यांचेकडे दिनांक ०१-०६-२०१८ रोजी जमा केलेली आहे, असे त्यांनी अनुक्रमे त्यांचे पत्र क्र. ११८७, दिनांक ०८-०६-२०१८ व पत्र क्र. २६४, दिनांक ०१-०६-२०१८ नुसार या संचालनालयास कळविले आहे. तथापि, उक्त आरक्षणातील उर्वरित क्षेत्राच्या जमीनमालकांनी ५ टक्के प्रमाणे विहित अधिमूल्य शासनाकडे तसेच नगर परिषद, पुलगाव यांचेकडे अद्याप जमा केलेले नाही;

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाचा निर्णय क्र. टिपीएस-१८१३-३२११-प्र.क्र. ५०८-नवि-१३, दिनांक ०१-१२-२०१६ अन्वये सर्व नगरपालिका/नगर पंचायती आणि जिल्हा परिषद नियोजन प्राधिकरण असलेल्या विकास योजना संबंधाने, उक्त अधिनियमाचे कलम ५०(२) खालील अधिकार संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांना प्रदान केलेले आहेत.

त्याअर्थी, आता, उक्त अधिनियमाच्या कलम ५०(२) अन्वये संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे याद्वारे उक्त आरक्षणाखाली नमूद केलेल्या जमिनींपुरते भागशः वगळण्यास मंजुरी देत आहेत आणि त्यासाठी दिनांक १४-०३-१९९७ च्या अन्वये विकास योजना मंजूर केलेल्या अधिसूचनेमध्ये पुढे दिल्याप्रमाणे सुधारणा करीत आहेत :-

उक्त विकास योजना मंजुरीच्या अधिसूचनेच्या शेवटच्या नोंदी नंतर पुढील नवीन नोंदीचा समावेश करण्यात येत आहे :-

“मौ. गुंजखेडा येथील प्रस्तावित असलेले आरक्षण क्रमांक २०, “टेलिफोन एक्सचेंज व स्टाफ क्वार्टर्स” (क्षेत्र ०.४० हे.) या आरक्षणातील स.क्र. ३४१/३ (क्षेत्र ०.२६८२ हे.) ही जमीन सोबतच्या मंजूर विकास योजनेच्या भाग नकाशावर दर्शविल्याप्रमाणे उक्त आरक्षणातून वगळण्यात येत आहे.”

सदरचा बदल दर्शविणारा भाग नकाशा यासोबत जोडला आहे.

टीप : (१) उक्त आरक्षणाखालील उर्वरित क्षेत्राच्या जमीनधारकांनी त्यावर्षीच्या वार्षिक बाजार मूल्यदर तक्त्यानुसार येणा-या जमीन मूल्याच्या ५ टक्के दराने येणारे अधिमूल्य नगर परिषद व शासनाकडे जमा केल्यानंतर उर्वरित आरक्षण वगळणेबाबत आदेश पारित करण्यात येतील.

(२) वरील बदल दर्शविणारा विकास योजनेचा भाग नकाशा पुलगाव नगर परिषदेच्या कार्यालयात कामकाजांच्या दिवशी कार्यालयीन वेळेत नागरिकांच्या अवलोकनार्थ खुला ठेवण्यात येत आहे.

(३) सदर आदेश संचालनालयाच्या संकेतस्थळावर www.dtp.maharashtra.gov.in वर देखील प्रसिध्द करण्यात येत आहे.

नो. र. शेन्डे,

संचालक, नगर रचना,

महाराष्ट्र राज्य, पुणे.

पुणे :

दिनांक ४ जुलै २०१८.

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. ९५.

BY DIRECTOR OF TOWN PLANNING

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

ORDER

No. D.T.P.-16582-3018-DP-Pulgaon (R)-Site No. 20-Sec 50-TPV-2-4027-2018.—

Whereas, the Revised Development Plan of Pulgaon has been sanctioned by Urban Development Department, Maharashtra State, *vide* its Notification No. TPS-2696-771-CR-242-UD-9, dated 14-03-1997 and came into force *w.e.f.* dated 19-05-1997 (hereinafter referred to as “the said Development Plan”);

And whereas, in the said Development Plan, Site No. 20 is reserved for “Telephone Exchange & Staff Quarters” having area 4000 sq. mtr. hereinafter referred to as “the said reservation”) and “Telephone Department” has been proposed as the Appropriate Authority for the said reservation (hereinafter referred to as “the said Appropriate Authority”). The land bearing S.No. 341/3 admeasuring area 2682.50 sq. mtr. of village Gunjkhedda (hereinafter referred to as “the said land” falls under the said reservation;

And whereas, the said Appropriate Authority *vide* its letter No. 19, dated 30-10-2017 and letter No.23, dated 08-03-2018 has submitted to this Directorate, that Telephone Exchange and Quarters are already available at Pulgaon. So need not require any land at Pulgaon and further requested for the deletion of the said reservation under Section 50 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as “the said Act”);

And whereas, the Pulgaon Municipal Council *vide* its letter No. 179, dated 23-04-2018 has agreed and submitted a proposal requesting that the said reservation to be deleted under Section 50 of the said Act;

And whereas, Director of Town Planning, M.S., Pune, called a meeting of Chief Officer, Pulgaon Municipal Council and said Appropriate Authority on 12-04-2018 to get the details and more clarity regarding the said deletion of reservation. In this meeting the representative of the said Appropriate Authority mentioned that, Pulgaon Municipal Council has already handed over the land in S.No. 343 for the Telephone Department, and it is presently used for Telephone Exchange and Quarters. The Representative of Chief Officer also gave consent for deletion of the said reservation. Therefore, it is now clear that the land under the said reservation is no longer required to BSNL and the Director of Town Planning, M. S., Pune is of the opinion that the said proposal of deletion of said reservation should be sanctioned;

And whereas, the Chief Officer, Municipal Council, Pulgaon and Town Planner, Wardha Branch *vide* their letter dated 01-06-2018 and 08-06-2018 respectively communicated that as per the Government directive dated 20-04-2016, out of the said reservation the land owner Shri Ashok Kothari on behalf of M/s. A. R. Builders and Developers have deposited Rs. 3,21,900 towards the 50% Government share of 5% premium amount of land value for an area 2682.50 sq. mtr. as per the rate prescribed in the Annual Statement of Rates (ASR) for the year 2018 in the Government Treasury on 22-05-2018 through the Town Planner, Wardha branch and remaining 50% of the 5% premium amount Rs. 3,21,900 payable to the Planning Authority, has been deposited. The owners of remaining area under the said reservation have not deposited 5% specified premium to Government and Municipal Council, Pulgaon;

And whereas, the Government in Urban Development Department, *vide* Resolution No. TPS.1813-3211-CR-508-UD-13, dated 01-12-2016 has delegated the powers exercisable by it under Section 50(2) of the said Act to the Director of Town Planning, Maharashtra State, Pune in respect of Development Plans of all Municipal Councils/Nagar Panchayat and for the Development Plans undertaken by Zill Parishad as a Planning Authority.

Now, therefore, the Director of Town Planning, Maharashtra State, Pune hereby sanctions the part deletion the said reservation in respect of the said land u/s 50(2) of the said Act and for that purpose amends the notification of the said Development Plan, sanctioned dated 14-03-1997 as follows :-

After the last entry in the Schedule of Modifications accompanying the notification of the said sanctioned Development Plan, the following new entry shall be added :-

“Site No. 20 “Telephone Exchange and Staff Quarters” (Total Area 0.40 Ha) is deleted partly, only in respect of S.No.341/3 (Area 0.2682 Ha.) village Gunjkhedha, as shown on the Part Plan attached hereto”.

The Part Plan showing the modification is attached with this order.

- Note :-*
1. The remaining part of reservation will be deleted after payment of premium at the rate of 5% of land value, calculated as per rate prescribed in ASR of that year, from the owners of remaining area under reservation.
 2. A copy of the Part Plan of the said Development Plan showing the aforesaid modification shall be made available for inspection in the office of Municipal Council, Pulgaon during office hours on all working days.
 3. This order shall also be published on the Directorate website www.dtp.maharashtra.gov.in

Pune :
Dated the 4th July 2018.

N. R. SHENDE,
Director of Town Planning,
Maharashtra State, Pune.